

THIS SPACE

2007-021335

Klamath County, Oregon



00037442200700213350020023

12/21/2007 03:44:56 PM

Fee: \$26.00



Part Of The IELD-WEN Family

After recording return to:

Philip M. Smith

5144 Chestnut Lane

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Philip M. Smith

5144 Chestnut Lane

Klamath Falls, OR 97601

Escrow No. MT80647-KR

Title No. 0080647

SWD

STATUTORY WARRANTY DEED

Ronald Andrew Kampwerth and Virginia Marie Kampwerth, as Trustees of The Ronald and Virginia Kampwerth Living Trust, dated November 30, 1993, Grantor(s) hereby convey and warrant to Philip M. Smith and Karen D. Medford, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

PARCEL 1:

Lots 3, 4 and 5 in Block 71 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The E1/2 SW1/4 SW1/4 of Section 3, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$417,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 to 336. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300 to 336.

Dated this 20th day of December, 2007.

The Ronald and Virginia Kampwerth Living Trust, dated November 30, 1993

BY: R. Kampwerth
Ronald Andrew Kampwerth, Trustee

BY: Virginia M. Kampwerth
Virginia Marie Kampwerth, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on December 20, 2007 by Ronald Andrew Kampwerth and Virginia Marie Kampwerth, as Trustees of The Ronald and Virginia Kampwerth Living Trust, dated November 30, 1993.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2011

2007-021335

NOTARY ACKNOWLEDGMENT FOR Statutory Warranty dated December 20, 2007
Deed

State of Oregon
County of Klamath

This instrument was acknowledged before me on December 21, 2007 Virginia Marie Kampwerth aka Virginia M. Kampwerth, as Trustee of The Ronald and Virginia Kampwerth Living Trust, dated November 30, 1993.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2011